



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Milton Road, Highgate, N6
Price £525,000 - Leasehold

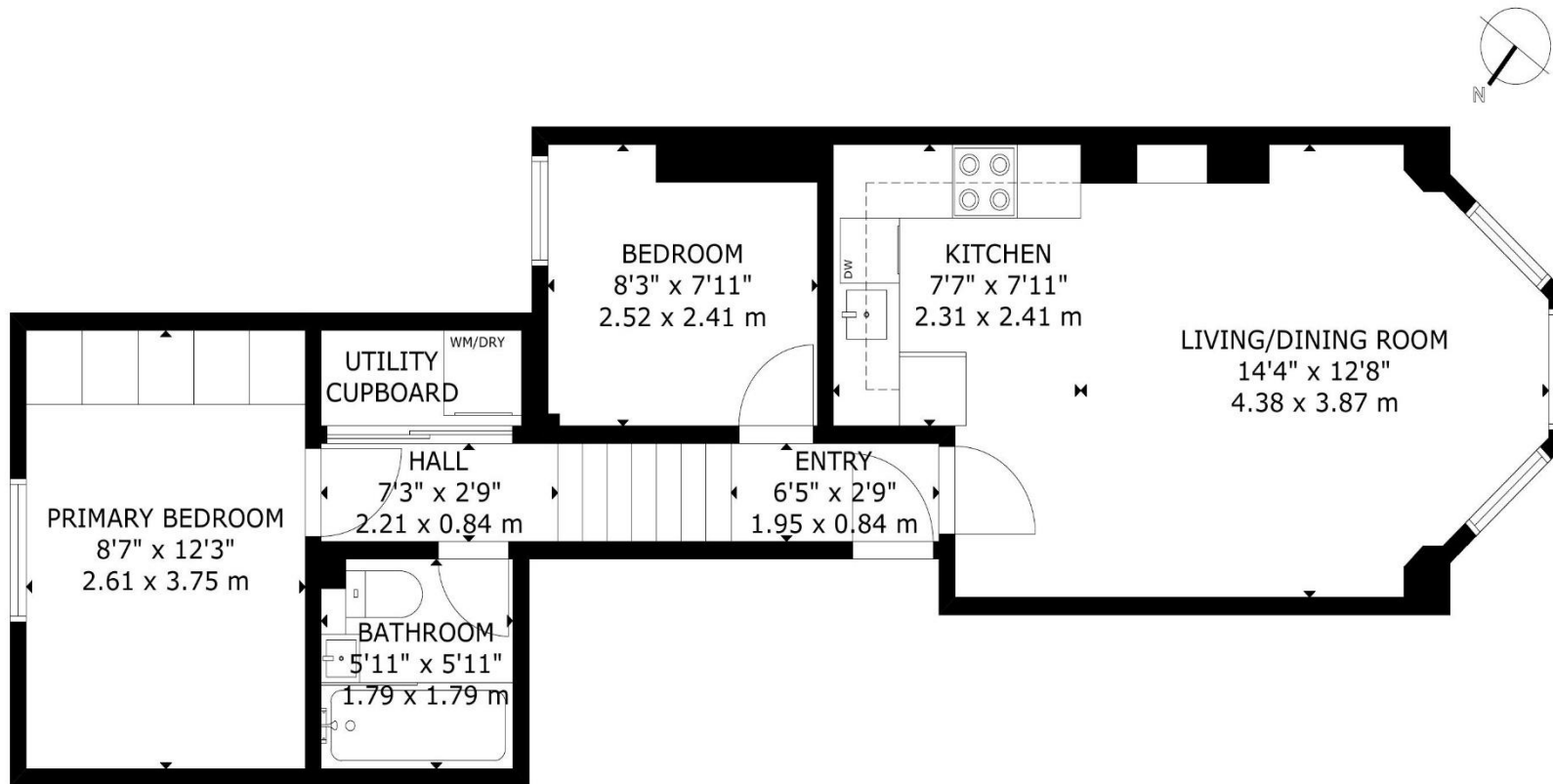
An extremely well presented two bedroom apartment occupying the raised ground floor of an Edwardian period conversion located in the popular Milton's area of Highgate and within close walking distance to Highgate Underground Station. Flooded in natural light, the split level accommodation comprises a large reception room with bay window and wooden floors that is open plan to a modern kitchen with integrated appliances, two bedrooms and bathroom. There is a large utility cupboard in the hallway housing the washing machine and tumble dryer and fitted wardrobes in the primary bedroom. The property is conveniently situated within walking distance to the amenities of both Highgate Village and Crouch End Broadway and only moments away from Parkland Walk.

Material Information:

The property is held on a 215 year lease from the 14th July 1986 The annual ground rent is £10 and the annual service charge is £750.62. The building is managed by Haringey London. The property has gas central heating and fibre broadband. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is CPZ street parking available.

Council Tax: London Borough of Haringey - Band D
Approx. Floor Area: 539 sqft (50.07 sqm)
Remaining Lease Term: 177 years
Annual Service Charge: £750.62
Annual Ground Rent: £10





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROSS INTERNAL AREA
 TOTAL: 50 m²/539 sq ft
 GROUND FLOOR: 50 m²/539 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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